

PLANNING FOR GROWTH, SUSTAINING WHAT WE LOVE

From rolling green hills to top-notch schools and a bustling downtown, it's no wonder people want to call Lafayette home. And now, with the City Council's adoption of our new State-Certified 6th Cycle Housing Element, we've got a solid plan to guide future growth—keeping what makes Lafayette special while opening the door to more housing choices for everyone.



210 Lafayette Circle

Whether it's young families planting roots, longtime residents looking to downsize, or local workers wanting to live closer to their jobs, this plan helps Lafayette welcome more neighbors—without losing the heart of who we are.

Growth is coming to the Bay Area—more people, more jobs, and yes, more need for housing. But planning ahead doesn't mean sacrificing charm. It means designing change that fits, so we can keep Lafayette livable and lovable.

That's why we're updating zoning rules, setting clear design standards, and inviting community voices into the process. We're focusing growth near shops, services and transit to support a more sustainable future.

The Mill at Brown



Like all cities in California, Lafayette is required to update its Housing Element every eight years which spells out the ways we intend to:

- Maintain and preserve the existing housing stock
- Ensure there is a variety in the housing stock—different sizes, styles, and levels of affordability to meet the near-term and future needs of our community
- Retain the character of Lafayette's residential neighborhoods
- Do our part towards meeting regional housing needs
- Facilitate more affordable housing, particularly to meet the needs of senior citizens and young families



The Woodbury

In this issue of *Vistas*, we'll unpack what this means for our city: how local rules and smart zoning influence what gets built and where, and how we're using incentives to shape thoughtful, sustainable growth. Another topic we'll address is how we are enhancing the quality of life for older residents through the recent adoption of a set of strategies to implement an Age-Friendly Action Plan, our commitment to creating a supportive environment for older adults in Lafayette.

Chestnut Townhomes



*On the following pages, you can see a variety of different multi-family buildings in Lafayette.
As of Spring 2025, there are 188 multi-family homes under construction and 398 approved homes that have not yet started construction, as well as some applications currently under review.*

PLANNING HOMES, BUILDING COMMUNITY

Every city has a role to play in making California more affordable and inclusive. For the current planning cycle, Lafayette was assigned a target by the state to plan for 2,114 new homes by 2031—more than five times what was required last cycle. It's a big ask, but we're ready.

In the last cycle, we exceeded the mandate by entitling 420 homes (the goal was 400). Now, we're stepping up again to ensure homes at all income levels—from deeply affordable to market-rate—have a place in our community.

Below Market Rate (BMR) housing is considered affordable if a household with moderate income or lower spends no more than 30% of its gross income on housing.

We continue to guide development of new homes already on the horizon with thoughtful intention to retain and enhance what people love most about Lafayette, the "small town" feel with a vibrant commercial core.

It's all part of a bigger vision: a thriving, inclusive Lafayette where people of all ages and stages can live, grow, and belong, and a downtown that's livable, walkable, and people-friendly.

Lafayette 6th Cycle (2023 to 2031)
Housing Targets

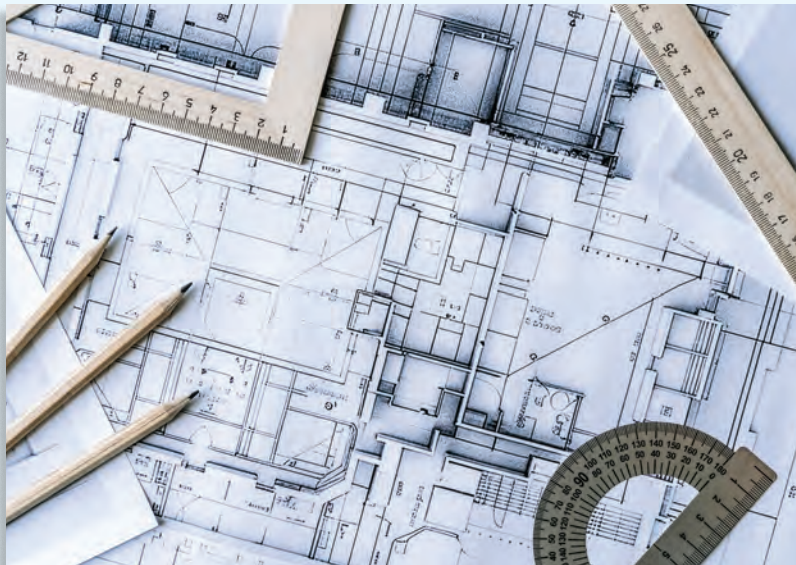
Income Level	Number of New Homes	Income limit for a Family of 4 (2025 limits)
Very-low Income	599	\$79,900
Low Income	344	\$125,050
Moderate Income	326	\$191,750
Above Moderate Income	845	>\$191,750
Total	2,114	

Want to stay in the loop? Sign up to receive Planning Commission agendas at www.lovelafayette.org/e-notification.

See what's in the residential development pipeline at www.lovelafayette.org/majorprojects.

BIG WINS FOR SMALL HOMES: THE POWER OF ADUs

Accessory Dwelling Units (ADUs)—a.k.a. in-law units, granny flats, or backyard cottages—are small homes with a big impact. In fact, 46% of all new homes permitted in the past five years were ADUs!



To keep that momentum going, Lafayette is rolling out some exciting changes:

- 50% off development impact fees for new ADUs (through 2026!)
- Joining the State's ADU Accelerator Program, offering financial support to homeowners
- Pre-approved ADU plans coming soon to our website to save you time and money
- Built an ADU before 2020 without a permit? We've got a clear path to help you legalize it

Curious?

Visit: www.lovelafayette.org/ADU
to learn more and get started.



Woodbury Highlands
99 Condos | 15 BMR
Approved 2017
Under Construction **11**



The Brant
66 Condos | 10 BMR
Approved 2016
Under Construction **12**



Town Center III
69 Condos | 7 BMR
Approved 2012
Completed 2018 **13**



210 Lafayette Circle
13 Condos | 2 BMR
Approved 2018
Completed 2022 **14**



The Mill at Brown
13 Condos | 2 BMR
Approved 2019
Completed 2022 **15**



Samantha Townhomes
12 Townhomes
Approved 2023
Not Yet Constructed **16**



Valley View
42 Apartments
Approved 2019
Approval Expired 2024 **17**



Terraces of Lafayette
315 Apartments | 47 BMR
Approved 2020
Not Yet Constructed **18**



The Woodhaven
6 Condos
Approved 2017
Completed 2025 **10**



The Woodbury
56 Condos | 18 BMR
Approved 2007
Completed 2016 **9**

Maska SB 35 Proposal
63 Condos | 13 BMR
Under Review **19**

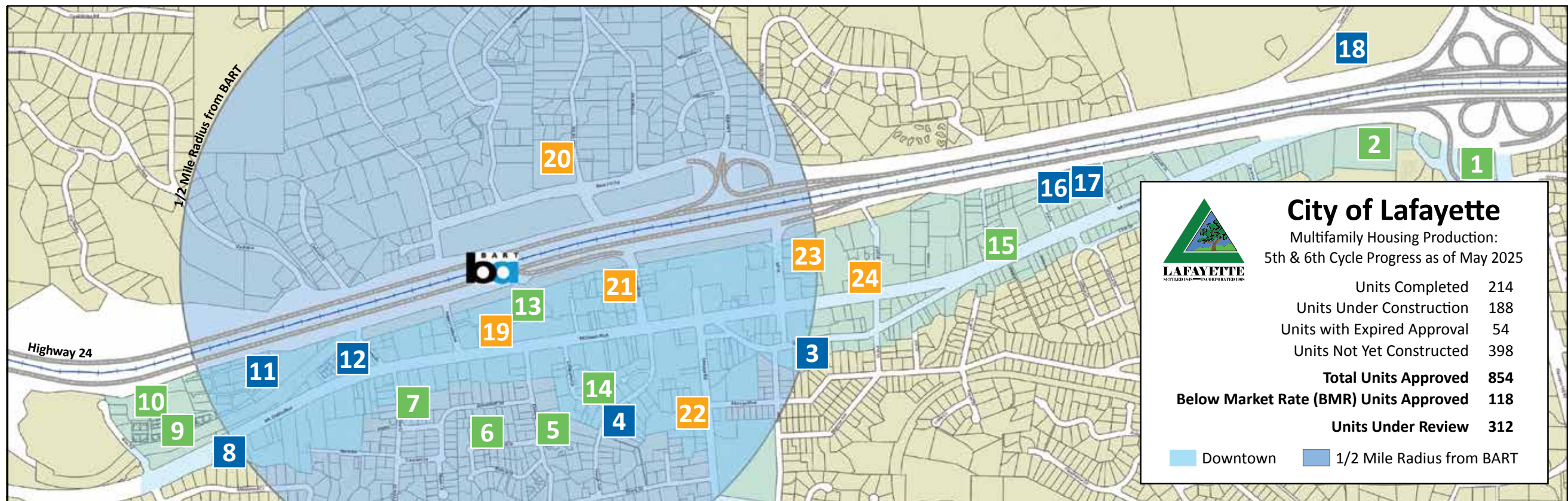
Oak Hill Place
17 Detached Homes + 3 ADUs
1 BMR | Under Review **20**

Project Oak Hill
90 Condos | 11 BMR
Under Review **21**

949 Moraga, City-Owned
48 Apartments | 100% BMR
Awaiting State Grant Funding **22**

Mt Diablo Cottages
49 Townhomes | 11 BMR ADUs
Under Review **23**

3458 Mt Diablo
31 Condos | 3 BMR
Under Review **24**



West End
12 Condos | 2 BMR
Approved 2020
Approval Expired 2024 **8**



'SIX' by Lenox
6 Condos
Approved 2016
Completed 2020 **7**



Chestnut Townhomes
5 Townhomes
Approved 2018
Completed 2020 **6**



942 Dewing Ave
5 Condos
Approved 2015
Completed 2020 **5**



Blue Oak
23 Condos | 4 BMR
Approved 2021
Under Construction **4**



Madison Park
71 Apartments | 8 BMR
Approved 2021
Not Yet Constructed **3**



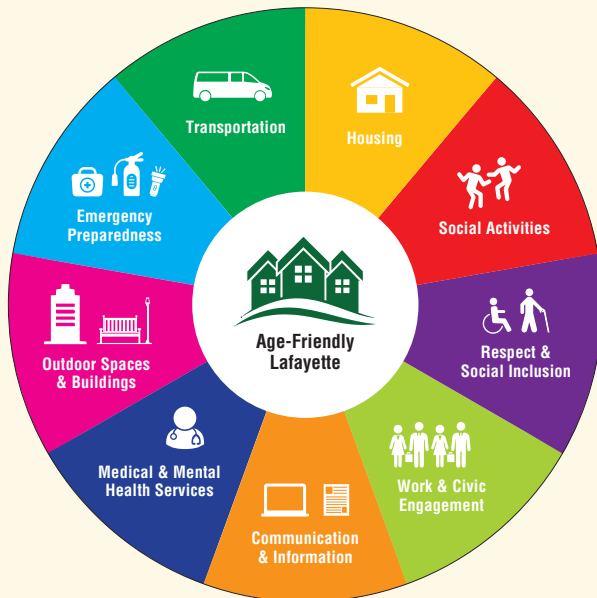
Lafayette Park Terrace
18 Condos | 3 BMR
Approved 2008
Completed 2019 **2**



Marquis Townhomes
23 Townhomes
Approved 2011
Completed 2014 **1**

CITY'S AGE-FRIENDLY VISION HELPS OLDER RESIDENTS

Earlier this year, the City Council took a major step toward ensuring that residents of all ages can live comfortably by adopting the Age-Friendly Action Plan. This plan, developed by the Senior Services Commission, outlines key goals and action items to maintain and enhance an inclusive and supportive environment for older adults in Lafayette. Read the Plan and its first-year implementation strategy at www.lovelafayette.org/agefriendly.



Lafayette's Domains of Livability address:

- Housing designed for seniors at various affordability levels;
- Accessible outdoor spaces and buildings for gatherings;
- Availability of various types of transportation;
- Fun social activities;
- Respect and social inclusion through intergenerational activities;
- Opportunities for work & civic engagement;
- Communication and information shared via a variety of means;
- Medical and mental health services;
- Emergency Preparedness.

How You Can Contribute Towards Making Lafayette an Age-Friendly Community

While the City will take the lead on some initiatives, becoming an age-friendly community requires collective effort. If you work for a local business or non-profit, and would like to get involved, please contact the Senior Services staff at seniors@lovelafayette.org or 925-284-5050.

Individuals can take simple steps like:

- Help spread the word to your neighbors and friends about local happenings. Follow Lafayette's official social media pages or sign up for the Weekly Roundup newsletter to stay updated on City business and age-friendly initiatives. (See back page for details.)
- Encourage senior neighbors to engage with community updates by helping them navigate websites, email lists, social media platforms, etc.
- Help organize neighborhood walks or walking groups to encourage active participation and social engagement.
- Advocate for or provide benches/seating in business districts, near public areas, and in neighborhoods where older adults can rest.

By taking these small steps, everyone can contribute to a more connected and supportive Lafayette.





City of Lafayette
3675 Mt. Diablo Blvd. #210
Lafayette, CA 94549

PRSR STD
U.S. Postage
PAID
Lafayette, CA
Permit No. 161

Postal Customer
Lafayette, CA 94549

EBMUD TO SHORTEN LAFAYETTE RESERVOIR TOWER

EBMUD has announced it is moving forward with plans to shorten the iconic Lafayette Reservoir Tower as part of a seismic update. The City and EBMUD's first priority is safety, and over the past two years, the City has engaged in conversations with EBMUD to address the geotechnical concerns while also advocating for keeping the iconic tower at its current height. Despite these efforts, EBMUD plans to proceed with shortening the tower by 40 feet. For more background, visit our website at www.lovelafayette.org/towerredesign.

EBMUD has provided the following schedule:

- Summer 2025 – Construction planning
- Fall 2025 – Site preparation
- Summer 2026 – Demolition and construction
- Fall 2027 – Project completion

Questions and comments about the tower redesign should be sent to EBMUD Community Affairs at construction-east@ebmud.com. To stay informed about this construction project, signup for alerts from EBMUD at www.ebmud.com/lafayettetower.



SAVE THE DATE!

The Lafayette Chamber's annual Lafayette Art & Wine Festival will take place on the weekend of **September 20 and 21, 2025**. Stroll among the booths of art and handmade crafts, enjoy foods from local restaurants and other food vendors as well as quality wines and microbrews, enjoy continuous music from four stages, and let your kids enjoy numerous rides and activities. Learn more at www.lafayettefestival.com and connect with the Festival on Facebook and Instagram by following @lafayettefestival.



CITY DIRECTORY

Council Members

Susan Candell	Mayor
Carl Anduri	Vice Mayor
Jim Cervantes	Council Member
John McCormick	Council Member
Vacant	Council Member

For Council Members call: 925-284-1968

Messages to all Council Members:

cityhall@lovelafayette.org

City Departments

Main Offices 3675 Mt. Diablo Blvd. #210
City Manager – Niroop K. Srivatsa
General Reception 925-284-1968

Administration 925-284-1968
Admin. Services Director – Tracy Robinson
City Clerk – Joanne Robbins

Engineering Services & Public Works

Director & City Engineer – Mike Moran
Engineering Dept. 925-284-1951
Code Enforcement 925-299-3279
Maintenance/Corp. Yard 925-934-3908
Submit Public Works maintenance requests
online at:

lovelafayette.org/maintenance-request



Report illegal dumping into waterways and
accidental spills to Contra Costa Hazardous
Materials Division 925-646-2286

Parks, Trails, Recreation 500 St. Mary's Rd
Director – Jonathan Katayanagi
Youth/Adult Recreation,
Parks & Trails 925-284-2232
Senior Services 925-284-5050
Lafayette Spirit Van 925-283-3534
lovelafayette.org/rec

Planning & Building 925-284-1976
Director – Greg Wolff
Building Department 925-655-2704
lovelafayette.org/planning

Police Services 3471 Mt. Diablo Blvd.
Police Chief – James Williams
Emergency (24 Hours): 911
Non-emergency Dispatch
(24 Hours): 925-284-5010
Administrative Office: 925-283-3680
Sign up for emergency alerts:
lovelafayette.org/ready

City Website: www.lovelafayette.org

 Connect with us on social media
and sign-up for agenda notices:
 lovelafayette.org/connect 